

## REQUEST FOR COUNCIL ACTION

MEETING  
DATE: 3-17-03

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AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-19
ITEM DESCRIPTION: Final Plat #02-49 by Arcon Development Inc. to be known as Boulder Ridge Third		PREPARED BY: Brent Svenby, Planner

March 13, 2003

### Planning Department Review:

See attached staff report dated March 13, 2003 recommending approval subject to the following modifications / conditions:

1. *Dedication of parkland requirements shall be met via: Cash in lieu of land in the amount of \$15,000, as recommended by the City Park & Recreation Department in the attached memo, dated March 13, 2003.*
2. *Outlot 'A' & 'C' shall be dedicated to the City. The Owner is obligated to construct a 10 foot wide bituminous pedestrian path on Outlot C. The applicant shall execute an Ownership and Maintenance Agreement for Outlot 'B' prior to the recording of the Final Plat documents.*
3. *The applicant shall execute an amendment to the existing Development Agreement to address the Owner's obligations regarding the new Trunkline Sanitary Sewer that will be constructed by the City to serve a portion of this property.*
4. *Since sanitary sewer is not currently available to serve the property, no building permits will be issued until sanitary sewer is available to connect into to serve the property.*
5. *The roadway labeled as 24<sup>th</sup> Avenue NW shall be changed to Granite Place NW.*
6. *The Owner is shall construct a temporary turn-around at the southerly extent of 24<sup>th</sup> Ave NW, concurrent with construction under the City-Owner Contract for this Property, unless an agreement is reached between the Owner and City, for the Owner to construct the connection of 24<sup>th</sup> Ave NW from Boulder Ridge 3<sup>rd</sup> to Bandel Hills 3<sup>rd</sup> through the Boulder Ridge 3<sup>rd</sup> City-Owner Contract process.*

### Council Action Needed:

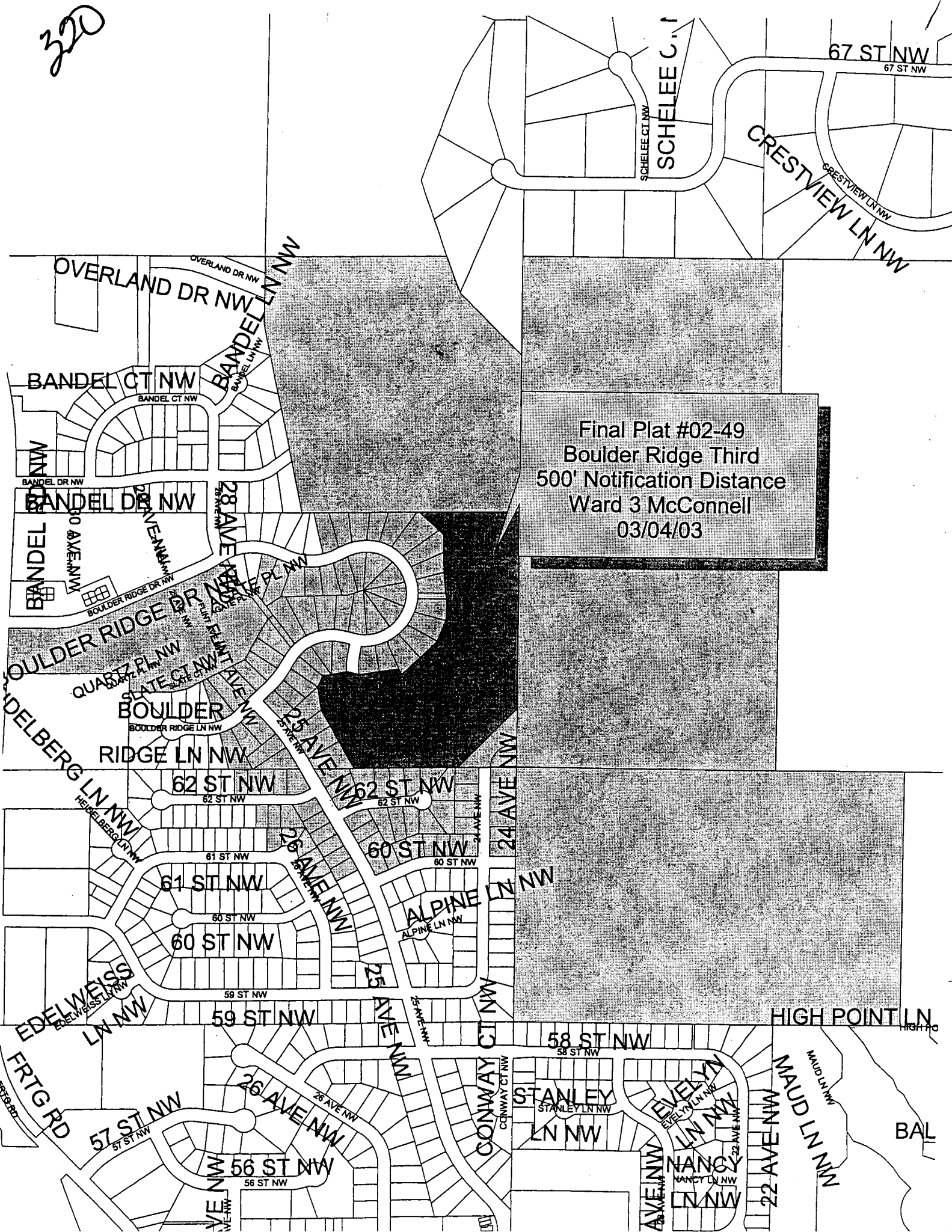
1. *A resolution approving the plat can be adopted.*

### Distribution:

1. City Administrator
2. City Attorney
3. Planning Department File
4. Planning Department, GIS Division
5. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, March 17, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
6. McGhie & Betts, Inc.

COUNCIL ACTION: Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to: \_\_\_\_\_

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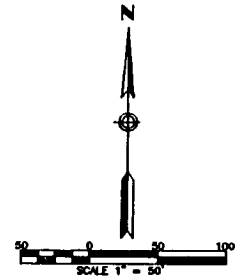
Final Plat #02-49  
Boulder Ridge Third  
500' Notification Distance  
Ward 3 McConnell  
03/04/03



## General Development Plan.

# BOULDER RIDGE THIRD

SEE SHEET 3 OF 3 SHEETS



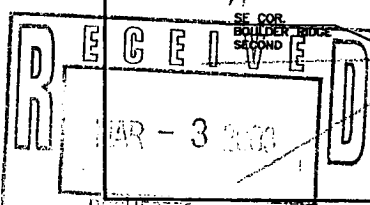
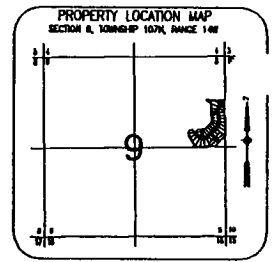
NOTE:  
ALL DIMENSIONS SHOWN BASED ON:  
ARE 3/4" LB. COPPER PIPES  
WITH INSIDE DIAMETER 1.315"  
WILL BE SET WITH 1" DIA.  
AFTER RECORDING OF THIS PLAN.

ALL DIMENSIONS SHOWN BASED ON:  
ARE FOUND 3/4" P.V. UNLESS  
OTHERWISE NOTED.

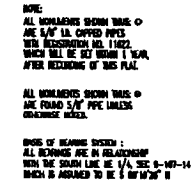
BASED ON BEARING SYSTEM:  
ALL DIMENSIONS ARE IN RELATIONSHIP  
WITH THE SOUTH LINE NE 1/4 SEC. 8-107-14  
WHICH IS ASSUMED TO BE 5' 00" WIDE.

UTILITY EASEMENT defined:  
An unobstructed easement for the construction  
and maintenance of all necessary underground or  
surface public utilities including rights to  
conduct drainage and obtaining an acid easement.

DRAINAGE EASEMENT defined:  
An unobstructed easement for the operation and  
maintenance of waterways, both surface and  
underground, running water, sewage, and under  
acid easement.

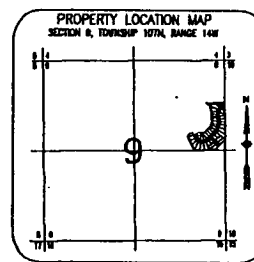


PROVIDED BY:  
HARVEY & PETER, INC.  
REGISTERED SURVEYORS  
PLANNERS AND SURVEYORS  
ROCHESTER, MINNESOTA

[illegible]

**UTILITY EASEMENT** defined:  
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and traversing on said easement.

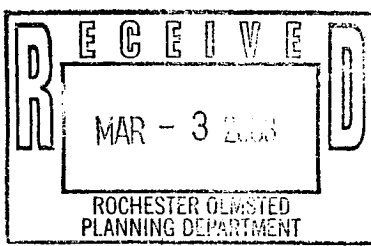
**DRAINAGE EASEMENT** defined:  
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.



PREPARED BY:  
M-ONE & BETZ, INC.  
CONSULTING ENGINEERS  
PLANNERS, AND SURVEYORS

**BOULDER RIDGE THIRD SHEET 3 OF 3 SHEETS**

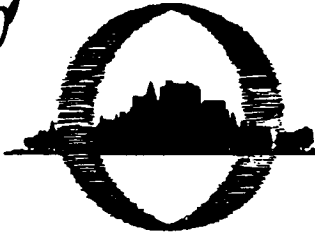
223



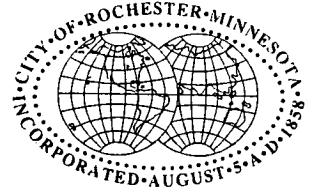
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**ROCHESTER-OLMSTED PLANNING DEPARTMENT**

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744



COUNTY OF  
*Olmsted*



**TO: City Planning and Zoning Commission**

**FROM: Brent Svenby, Planner**

**DATE: March 13, 2003**

**RE: Final Plat #02-49, to be known as Boulder Ridge Third subdivision. The Plat proposes to subdivide approximately 17.31 acres of land into 41 lots for single family development and three outlots. The Plat will also dedicate public right of way for the continuation of Granite Drive NW as well as three other roadways. The property is adjacent to Boulder Ridge Second Subdivision and Bandel Hills Third subdivision and is located north of the current northerly end of 24<sup>th</sup> Ave. NW.**

**Planning Department Review:**

**Applicant/Owner:**

Arcon Development  
7625 Metro Blvd. Suite 350  
Edina, MN 55439

**Surveyors/Engineers:**

McGhie & Betts, Inc.  
1648 Third Avenue SE  
Rochester, MN 55904

**Referral Comments:**

Rochester Public Works Department  
Planning Dept. Wetlands  
RPU – Water Division  
RPU – Operations Division  
Planning Dept. Addressing  
Park and Recreation

**Report Attachments:**

1. Location Map
2. Copy of Final Plat
3. Referral Comments (3 letters)
4. Boulder Ridge General Development Plan

**Development Review:**

**Location of Property:**

The property is located east of Boulder Ridge Second Subdivision and north of Bandel Hills Third subdivision.

**Zoning:**

The property is currently zoned R-1 (Mixed Single Family) district on the City of Rochester Zoning Map.

**Proposed Development:**

This development consists of 17.31 acres of land to be subdivided into 41 lots for single family development and 3 outlots. One of the outlots will provide a pedestrian connection.



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**Roadways:** This plat proposes to dedicate right-of-way for public roadways. The roadways are consistent with the pattern shown on the Boulder Ridge GDP. The name of the roadway labeled 24<sup>th</sup> Avenue NW must be changed to Granite Place NW.

**Pedestrian Facilities:** In accordance with current City policy pedestrian facilities are required for this development along both sides of all new public roads including along the road frontage of Outlot A. A mid-block pedestrian connection (outlot C) is being provided.

**Drainage:** The grading and drainage plan has been approved for this property. A temporary sediment basin will be constructed over Lot 1, Block 1 and Outlot A to collect the drainage that is moving north.

**Wetlands:** Minnesota Statutes now requires that all developments be reviewed for the presence of wetlands or hydric soils. It does not appear as though wetlands exist on this property.

**Public Utilities:** Final utility construction plans have been approved. Currently sanitary sewer is not available to serve this property. Sewer is anticipated to be available summer of 2003.

**Spillover Parking:** As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 50 spillover parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well.

**Parkland Dedication:** The City Park and Recreation Department recommends that dedication requirements be met via: cash in lieu of land. Payment is due prior to the recording of the final plat documents.

Outlots A & C will be dedicated to the City. The applicant will be required to grade, establish turf and install the sidewalks prior to deeding to the City.

**General Development Plan:** This property is included within the Boulder Ridge General Development Plan (GDP).

**Preliminary Plat Staff Review and Recommendation:**

A preliminary plat for this area was approved by the City Council on November 4, 2002. The approval of the preliminary plat was subject to six (6) conditions. The conditions are listed below:

- 1. The applicant shall receive approval of roadway names, as outlined in the September 25, 2002 from the Planning Dept. Addressing staff, prior to the submittal of the final plat.***

2. ***Parkland dedication shall be met as outlined in the September 19, 2002 memorandum from Rochester Park and Recreation.***
3. ***Outlot 'A' & 'C' shall be dedicated to the City. The ownership and maintenance of Outlot 'B' shall be addressed prior to Final Plat approval.***
4. ***An Easement necessary for off-site discharged of storm water onto the School property to the east, which is required for the development of this property, must be provided to the City prior to the final plat submittal.***
5. ***Because on and off site public facilities are currently inadequate to handle the proposed development, the development must be phased-in in a manner consistent with the City's planned infrastructure improvements. Specifically, there are no plans for sanitary sewer to serve the property within the first three years of the City's current six-year Capital Improvement Program. As such, no development will occur and no further development permit will be issued until the Council determines public facilities area adequate to accommodate this development.***
6. ***The applicant shall provide financial surety that guarantees the site will be fully restored after the completion of the excavation activity. Said surety must be provided prior to commencement of grading activities on the property and may be released upon completion of the project and all restoration to the satisfaction of the City.***

**Planning Staff Review and Recommendation:**

The Planning Staff has reviewed this final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual, and would recommend approval subject to the following conditions or modifications:

1. ***Dedication of parkland requirements shall be met via: Cash in lieu of land in the amount of \$15,000, as recommended by the City Park & Recreation Department in the attached memo, dated March 13, 2003.***
2. ***Outlot 'A' & 'C' shall be dedicated to the City. The Owner is obligated to construct a 10 foot wide bituminous pedestrian path on Outlot C. The applicant shall execute an Ownership and Maintenance Agreement for Outlot 'B' prior to the recording of the Final Plat documents.***
3. ***The applicant shall execute an amendment to the existing Development Agreement to address the Owner's obligations regarding the new Trunkline Sanitary Sewer that will be constructed by the City to serve a portion of this property.***
4. ***Since sanitary sewer is not currently available to serve the property, no building permits will be issued until sanitary sewer is available to connect into to serve the property.***
5. ***The roadway labeled as 24<sup>th</sup> Avenue NW shall be changed to Granite Place NW.***
6. ***The Owner is shall construct a temporary turn-around at the southerly extent of 24<sup>th</sup> Ave NW, concurrent with construction under the City-Owner Contract for this Property, unless an agreement is reached between the Owner and City, for the Owner to construct the connection of 24<sup>th</sup> Ave NW from Boulder Ridge 3<sup>rd</sup> to Bandel Hills 3<sup>rd</sup> through the Boulder Ridge 3<sup>rd</sup> City-Owner Contract process.***



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# ROCHESTER

— Minnesota —

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 3/10/03

The Department of Public Works has reviewed the application for Final Plat #02-49, for the Boulder Ridge Third development. The following are Public Works comments on this request:

1. A Development Agreement has been executed for this property. An Amendment is required to the existing Agreement, prior to recording the Final Plat, to address the Owner's obligations regarding the new Trunkline Sanitary Sewer that will be constructed by the City to serve a portion of this Property (draining to District 28J).
2. A City-Owner Contract has been prepared for this development. Execution is required prior to construction of public infrastructure to serve the Property.
3. Execution of an Ownership & Maintenance Agreement is required for Outlots 'A' & 'B'.
4. The Owner is obligated to construct 10 foot wide bituminous pedestrian path on Outlot 'C', concurrent with development of this property. The Outlot shall then be dedicated to the City.
5. The Owner is obligated to construct a temporary turn-around at the southerly extent of 24<sup>th</sup> Ave NW, concurrent with construction under the City-Owner Contract for this Property, unless an agreement is reached between the Owner and City, for the Owner to construct the connection of 24<sup>th</sup> Ave NW from Boulder Ridge 3<sup>rd</sup> to Bandel Hills 3<sup>rd</sup>, through the Boulder Ridge 3<sup>rd</sup> City-Owner Contract process.
6. Sanitary Sewer is not presently available to serve this property (anticipated sewer availability summer 2003). The schedule for development of this property is subject to the availability of sanitary sewer.

Charges/fees applicable to the development of this property are/will be addressed in the Development Agreement for this property and include.

- ❖ Sewer Availability Charge (SAC) @ \$1790.25 per developable acre (for portion that does not drain to District 28J)
- ❖ Sewer Availability Charge for District 28J (28J SAC) – To Be Determined
- ❖ Water Availability Charge (WAC) @ \$1790.25 per developable acre
- ❖ Substandard Rd / TID J9860 @ \$2007.14 per gross acre
- ❖ Contribution for First Seal Coat @ \$0.49 per square yard of roadway surface.
- ❖ Traffic Signs as determined by the City Engineer

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**ROCHESTER PARK AND RECREATION DEPARTMENT**  
**201 FOURTH STREET SE**  
**ROCHESTER MINNESOTA 55904-3769**  
**TELE 507-281-6160**  
**FAX 507-281-6165**

**M E M O R A N D U M**

**DATE:** March 13, 2003  
**TO:** Jennifer Garness  
Planning  
**RE:** Boulder Ridge 3<sup>rd</sup>  
Final Plat #02-49

Acreage of plat.....	17.31 a
Number of dwelling units.....	41 units
Density factor.....	.0244
Dedication .....	1.00 a
Fair market value of land.....	\$15,000 / acre

The Park and Recreation Department recommends that dedication requirements be met via: Cash in lieu of land in the amount of \$15,000 ( 1.0 a X \$15,000/a) with payment due prior to recordation of final plat.

Outlot A and C to be graded and turf established prior to deeding to City.

The property located SE of Lot 1 Block 4 and Lot 12 Block 5 is owned by the City and is part of the 40 acre school / park site referred to as Schmidt Park. The grading plan for this plat in the vicinity of 24<sup>th</sup> Avenue should reflect that the road will eventually extend across the City property.



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Rochester-Olmsted Planning Department  
GIS/Addressing Division  
2122 Campus Drive SE  
Rochester, MN 55904-4744  
Phone: (507) 285-8232  
Fax: (507) 287-2275

## PLAT REFERRAL RESPONSE

**DATE:** March 6, 2003

**TO:** Jennifer Garness

**FROM:** Randy Growden  
GIS/Addressing Staff  
Rochester-Olmsted County  
Planning Department

**CC:**

**RE: BOUNDER RIDGE THIRD**

**FINAL PLAT # 02-49**

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. The roadway illustrated as 24 Avenue NW will not work. An agreement with Mike Gowin of McGhie and Betts was made to change the roadway name and type.

**RECOMMENDATION:** Change 24 AVENUE NW to **GRANITE PLACE NW**.

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